



TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

Ad Hoc Design Review Board Minutes

Thursday, July 6, 2006
7:00 PM – Conference Room
Ellington Town Annex

Members Present: Anthony Gallicchio, Bob Dawson and Ken LaForge

Other Present: Peter Williams

I. Call to Order: Anthony Gallicchio called the meeting to order at 7:09.

II. Citizens Form / Public Comments: None

III Old Business

1. Approval of meeting minutes of June 8, 2006

Moved (LaForge) Seconded (Gallicchio) to approve meeting minutes of June 6, 2006 and passed unanimously.

2. Zoning Regulations suggestions- tabled to next meeting

IV New Business

Design Reviews:

1) Design Review –135 West Road – McDonalds Restaurant: Peter Williams made notes of the review and will prepare, in writing, the Boards recommendations for the Planning and Zoning Commission. (Enclosed)

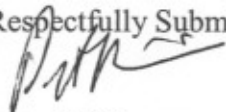
2) Design review - 135 West Road – Retail building reduction of size: Peter Williams made notes of the review and will prepare, in writing, the Boards recommendations for the Planning and Zoning Commission. (Enclosed)

3) Design Review - 194 Windsorville Road - Remove old and construct new convenience store: Peter Williams made notes of the review and will prepare, in

writing, the Boards recommendations for the Planning and Zoning Commission.
(Enclosed)

Moved (Gallicchio) Seconded (Dawson) and passed unanimously to adjourn the meeting
at 8:43 PM of the Ad Hoc Design Review Board.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Peter Williams', written over the printed name.

Peter Williams

MEMORANDUM

DATE: July 10, 2006
TO: Town of Ellington Planning & Zoning Commission
FROM: Ad Hoc Design Review Board
CC: Michael Stupinski, First Selectman
Applicant
SUBJECT: Plan Review – #Z200636 - 135 West Road – McDonald's Restaurant

On Thursday, July 6, 2005 the Ad Hoc Design Review Board did a review of the plans for 135 West Road – McDonald's Restaurant

Part 1 Design effect on neighborhood and character of town:

The Design Review Board (DBR) recommends this application be continued or disapproved until a building design is submitted that is:

- Compatible with the surrounding areas architecture.

The genetic nature of the proposed building does not have any architecture details that will insure that it will be appropriate to the surrounding neighborhood. The overall shape and design does not enhance the visual character of the gateway approach to Ellington by enhancing the character of the area. The DBR feels the proposed building does not harmonize with the existing farm, commercial and residential buildings along West Road and will only add to the removal of these desirable items of Ellington's history if approved by the Planning & Zoning Commission.

Part 2 Completeness of application:

The site layout, as represented, appears to be compatible to the surrounding area, however the plans do not show sufficient details on how the new restaurant will function with the adjacent approved Valley Farms Development.

The Design Review Board (DBR) recommends that this application be continued or disapproved until a clear description and signed plans are submitted showing:

- The impacted adjacent areas of the Valley Farms Development clearly showing all changes to the approved Plans.
- Additional screening (planting) is submitted for the new dumpster location.
- The drawings show optional designs for the drive-thru area. The DBR suggests that a more detailed plan showing this area be submitted for review.
- The drawings have eliminated the sidewalks east of the building. These should be added back in before approval.
- At the entrance more low screening (planting) should be added to keep the parked and drive-thru vehicles from view when you enter the site.
- Site directional signage should be revised to meet Ellington's Zoning Regulations section 6.3.3.3.
- The fencing for the retention areas should be clearly shown with details submitted for the Planning & Zoning Commission's further review.
- Snow stacking areas are shown on plans, to see their impact on the overall design of the development.

MEMORANDUM

DATE: July 10 , 2006

TO: Town of Ellington Planning & Zoning Commission

FROM: Ad Hoc Design Review Board

CC: Michael Stupinski, First Selectman
Applicant

SUBJECT: Plan Review Z200635 135 West Road – Reduce size of proposed retail building;

On Thursday, July 6, 2005 the Ad Hoc Design Review Board did a review of the plans for 135 West Road – Reduce size of proposed retail building.

Overall Sign Design:

The overall sign design, as represented, appears to be compatible to the surrounding area. The Design Review Board recommends that the following recommendations be considered before approval of this application:

- The entryways on the front elevation be more consistent with the Big Y and site entry sign architecture.
- The new paving area behind the reduced building have an L shaped landscaped island to reduce the visual impact from the adjacent residential properties.
- The new dumpster areas have some screening detailed for review by the Planning & Zoning Commission.

MEMORANDUM

DATE: July 10 , 2006

TO: Town of Ellington Planning & Zoning Commission

FROM: Ad Hoc Design Review Board

CC: Michael Stupinski, First Selectman
Applicant

SUBJECT: Plan Review Z200634 194 Windsorville Road – Convenience Store

On Thursday, July 6, 2005 the Ad Hoc Design Review Board did a review of the plans for 135 West Road – Unified Sign Design.

The Design Review Board recommends this application be continued or disapproved due to the following:

- No elevations of proposed building were included in application